

130.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,121,100 / 1,121,100

APPRAISED: 1,121,100 / 1,121,100

USE VALUE: 1,121,100 / 1,121,100

ASSESSED: 1,121,100 / 1,121,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 14 |        | PELHAM TERR, ARLINGTON |

**OWNERSHIP**

Unit #:

|                                       |  |
|---------------------------------------|--|
| Owner 1: BOWER JANE DUNCAN MORSE TRUS |  |
| Owner 2: JANE DUNCAN MORSE BOWER 2010 |  |
| Owner 3: REVOCABLE TRUST              |  |

Street 1: 14 PELHAM TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: BOWER JANE D -

Owner 2: -

Street 1: 14 PELHAM TERR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 3485 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 7246        |                    | Sq. Ft.   | Site      |           | 0          | 90.        | 0.88 | 10    |             |           |        |   |        |   |        |   | 573,642         |           |   |           |        |      | 573,600   |       |

| Legal Description |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  | 83983     |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  | 10/14/17  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 543,400    | 4100      | 7,246.    | 573,600    | 1,121,100   |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 526,300    | 4100      | 7,246.    | 573,600    | 1,104,000   |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 526,200    | 4100      | 7,246.    | 573,600    | 1,103,900   |               | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 406,900    | 4100      | 7,246.    | 605,500    | 1,016,500   |               | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 406,900    | 4100      | 7,246.    | 446,200    | 857,200     |               | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 406,900    | 4100      | 7,246.    | 427,000    | 838,000     |               | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 406,900    | 4100      | 7,246.    | 395,200    | 806,200     |               | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 383,100    | 4100      | 7,246.    | 331,400    | 718,600     |               | Year End Roll | 12/11/2014 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| BOWER JANE D,   | 54243-239 |      | 2/2/2010  | Convenience | 99         | No | No  |       |       |
| MORSE GWENDOLYN | 35358-310 |      | 4/26/2002 | Family      | 99         | No | No  |       |       |
| MORSE WILLIAM D | 31240-485 |      | 3/23/2000 | Convenience | 1          | No | No  |       |       |
|                 | 11402-740 |      | 9/28/1967 |             |            | No | No  | N     |       |

**BUILDING PERMITS**

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |

**ACTIVITY INFORMATION**

| Date       | Result      | By  | Name    |
|------------|-------------|-----|---------|
| 10/14/2017 | MEAS&NOTICE | HS  | Hanne S |
| 2/26/2009  | Measured    | 372 | PATRIOT |
| 11/18/1999 | Mailer Sent |     |         |
| 11/3/1999  | Measured    | 243 | PATRIOT |
| 9/1/1991   |             | PM  | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

|               |                   |          |
|---------------|-------------------|----------|
| Type:         | 15 - Old Style    |          |
| Sty Ht:       | 2A - 2 Sty +Attic |          |
| (Liv) Units:  | 1                 | Total: 1 |
| Foundation:   | 3 - BrickorStone  |          |
| Frame:        | 1 - Wood          |          |
| Prime Wall:   | 2 - Clapboard     |          |
| Sec Wall:     |                   | %        |
| Roof Struct:  | 1 - Gable         |          |
| Roof Cover:   | 2 - Slate         |          |
| Color:        | BEIGE             |          |
| View / Desir: |                   |          |

**GENERAL INFORMATION**

|               |              |
|---------------|--------------|
| Grade:        | B - Good (-) |
| Year Blt:     | 1900         |
| Eff Yr Blt:   |              |
| Alt LUC:      |              |
| Alt %:        |              |
| Jurisdct:     |              |
| Fact:         | .            |
| Const Mod:    |              |
| Lump Sum Adj: |              |

**INTERIOR INFORMATION**

|               |               |
|---------------|---------------|
| Avg Ht/FL:    | STD           |
| Prim Int Wal  | 2 - Plaster   |
| Sec Int Wall: | %             |
| Partition:    | T - Typical   |
| Prim Floors:  | 3 - Hardwood  |
| Sec Floors:   | %             |
| Bsmnt Flr:    | 12 - Concrete |
| Subfloor:     |               |
| Bsmnt Gar:    |               |
| Electric:     | 3 - Typical   |
| Insulation:   | 2 - Typical   |
| Int vs Ext:   | S             |
| Heat Fuel:    | 2 - Gas       |
| Heat Type:    | 5 - Steam     |
| # Heat Sys:   | 1             |
| % Heated:     | 100           |
| % AC:         |               |
| Solar HW:     | NO            |
| Central Vac:  | NO            |
| % Com Wal     | % Sprinkled   |

**MOBILE HOME**

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

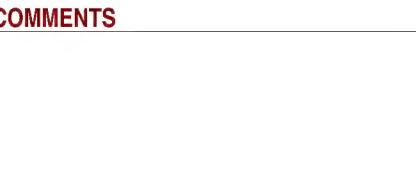
**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 3    | Garage      | D | Y   | 1   | 12X20    | A    | AV  | 1910 | 25.42      | T   | 40   | 101 |      |       | 3,700      |      |       | 3,700        |
| 2    | Frame Shed  | D | Y   | 1   | 3X20     | A    | AV  | 1910 | 0.00       | T   | 40   | 101 |      |       |            |      |       |              |
| 19   | Patio       | D | Y   | 1   | 7X20     | A    | AV  | 1960 | 4.93       | T   | 40.8 | 101 |      |       | 400        |      |       | 400          |

More: N

Total Yard Items: 4,100

Total Special Features:

**SKETCH****RESIDENTIAL GRID**

|              |                                 |         |             |
|--------------|---------------------------------|---------|-------------|
| 1st Res Grid | Desc: Line 1                    | # Units | 1           |
| Level        | FY LR DR D K FR RR BR FB HB L O |         |             |
| Other        |                                 |         |             |
| Upper        |                                 |         |             |
| Lvl 2        |                                 |         |             |
| Lvl 1        |                                 |         |             |
| Lower        |                                 |         |             |
| Totals       | RMS: 11                         | BRs: 4  | Baths: 2 HB |

**OTHER FEATURES**

|         |   |                 |
|---------|---|-----------------|
| Kits:   | 1 | Rating: Average |
| A Kits: |   | Rating:         |
| Fpl:    | 1 | Rating: Average |
| WSFlue: |   | Rating:         |

**CONDOS INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

**DEPRECIATION**

|             |               |     |   |
|-------------|---------------|-----|---|
| Phys Cond:  | AG - Avg-Good | 26. | % |
| Functional: |               |     | % |
| Economic:   |               |     | % |
| Special:    |               |     | % |
| Override:   |               |     | % |
| Total:      | 26.4          | %   |   |

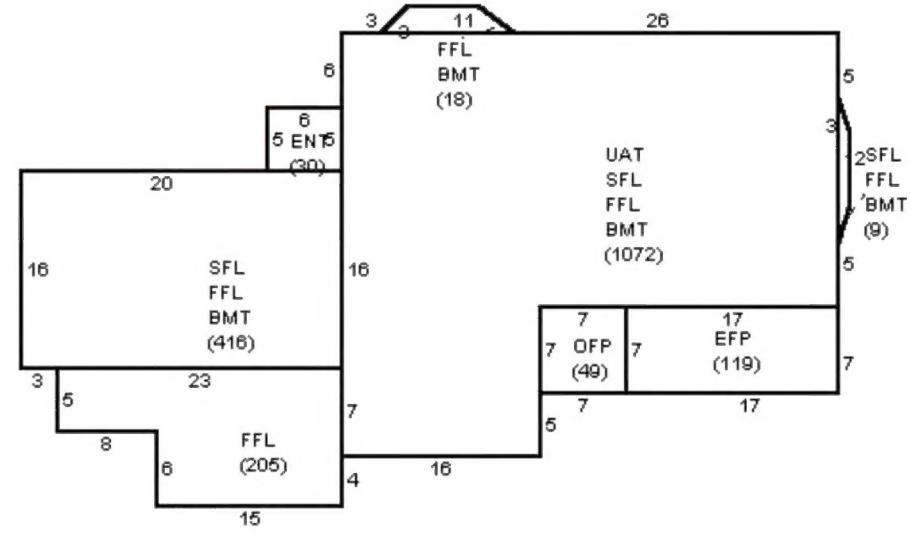
**CALC SUMMARY**

|                   |            |
|-------------------|------------|
| Basic \$ / SQ:    | 135.00     |
| Size Adj.:        | 0.97639102 |
| Const Adj.:       | 1.01959801 |
| Adj \$ / SQ:      | 134.396    |
| Other Features:   | 82500      |
| Grade Factor:     | 1.21       |
| NBHD Inf:         | 1.00000000 |
| NBHD Mod:         |            |
| LUC Factor:       | 1.00       |
| Adj Total:        | 738382     |
| Depreciation:     | 194933     |
| Deprecated Total: | 543449     |

|                   |         |                     |
|-------------------|---------|---------------------|
| WtAv\$/SQ:        | AvRate: | Ind.Val             |
| Juris. Factor:    |         | Before Depr: 162.62 |
| Special Features: | 0       | Val/Su Net: 104.54  |
| Final Total:      | 543400  | Val/Su SzAd: 168.92 |

**COMPARABLE SALES**

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |

**SKETCH****SUB AREA**

| Code | Description        | Area - SQ | Rate - AV  | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | Ten |
|------|--------------------|-----------|------------|--------------|----------|--------|---------|--------|----|-----|
| FFL  | First Floor        | 1,720     | 134.400    | 231,161      | UAT      | 100    | FLA     | 100    |    |     |
| BMT  | Basement           | 1,515     | 40.320     | 61,083       |          |        |         |        |    |     |
| SFL  | Second Floor       | 1,497     | 134.400    | 201,191      |          |        |         |        |    |     |
| UAT  | Upper Attic        | 268       | 94.080     | 25,213       |          |        |         |        |    |     |
| EFP  | Enclos Porch       | 119       | 51.090     | 6,079        |          |        |         |        |    |     |
| OPF  | Open Porch         | 49        | 44.860     | 2,198        |          |        |         |        |    |     |
| ENT  | ENTRY              | 30        | 26.920     | 808          |          |        |         |        |    |     |
|      | Net Sketched Area: | 5,198     | Total:     | 527,733      |          |        |         |        |    |     |
|      | Size Ad            | 3217      | Gross Area | 6002         | FinArea  | 3485   |         |        |    |     |

**IMAGE****AssessPro Patriot Properties, Inc**